



Stratton Drive, Barking, IG11 9HJ

£1,370,000





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- EPC - TBC
- LARGE GARAGE
- DECEPTIVE GARDEN
- MULTIPLE OUTBUILDINGS
- WALKING DISTANCE TO UPNEY STATION
- SIX DOUBLE BEDROOM DETACHED HOUSE
- THREE LARGE RECEPTION ROOMS
- SIX EN-SUITES
- DRIVE FOR MULTIPLE CARS
- EASY BUS RIDE TO BARKING AND GOODMAYES STATION

Nestled in the desirable Leftley Estate, this remarkable house on Stratton Drive offers an exceptional living experience. With an impressive six bedrooms and seven bathrooms, this property is perfect for families seeking both space and comfort. The generous layout includes three well-appointed reception rooms, providing ample areas for relaxation and entertainment.

The design of the home is both functional and stylish, ensuring that every corner is utilised to its fullest potential. Each bedroom is designed to be a private sanctuary, while the bathrooms are modern and equipped to cater to the needs of a busy household.

One of the standout features of this property is the off-street parking, which accommodates up to six vehicles, a rare find in this area. This convenience adds to the overall appeal, making it easy for residents and guests alike.

This one-of-a-kind property is not just a house; it is a home that offers a unique blend of luxury and practicality. Whether you are hosting gatherings in the spacious reception rooms or enjoying quiet evenings in the comfort of your bedroom, this residence is sure to impress.

If you are looking for a spacious family home in a sought-after location, this property on Stratton Drive is an opportunity not to be missed.



ENTRANCE HALLWAY	19'0" x 9'10" (5.80m x 3.01m)
RECEPTION ONE	24'11" x 15'10" (7.61m x 4.84m)
RECEPTION TWO	23'5" x 11'10" (7.14m x 3.63m)
RECEPTION THREE	15'10" x 14'11" (4.84m x 4.57m)
GROUND FLOOR WC	7'8" x 3'5" (2.34m x 1.05m)
KITCHEN/DINER	20'0" x 17'1" (6.11m x 5.21m)
GROUND FLOOR BATHROOM	7'8" x 5'11" (2.34m x 1.81m)
LEAN TO	11'9" x 7'4" (3.59m x 2.25m)
GARAGE	29'9" max x 26'2" max to apex (9.09m max x 8.00m max to apex)
STAIRS TO FIRST FLOOR LANDING	30'0" x 9'10" (9.16m x 3.00m)
BEDROOM ONE	27'1" x 14'8" (8.28m x 4.49m)
BEDROOM ONE EN-SUITE	10'4" x 4'6" (3.15m x 1.38m)



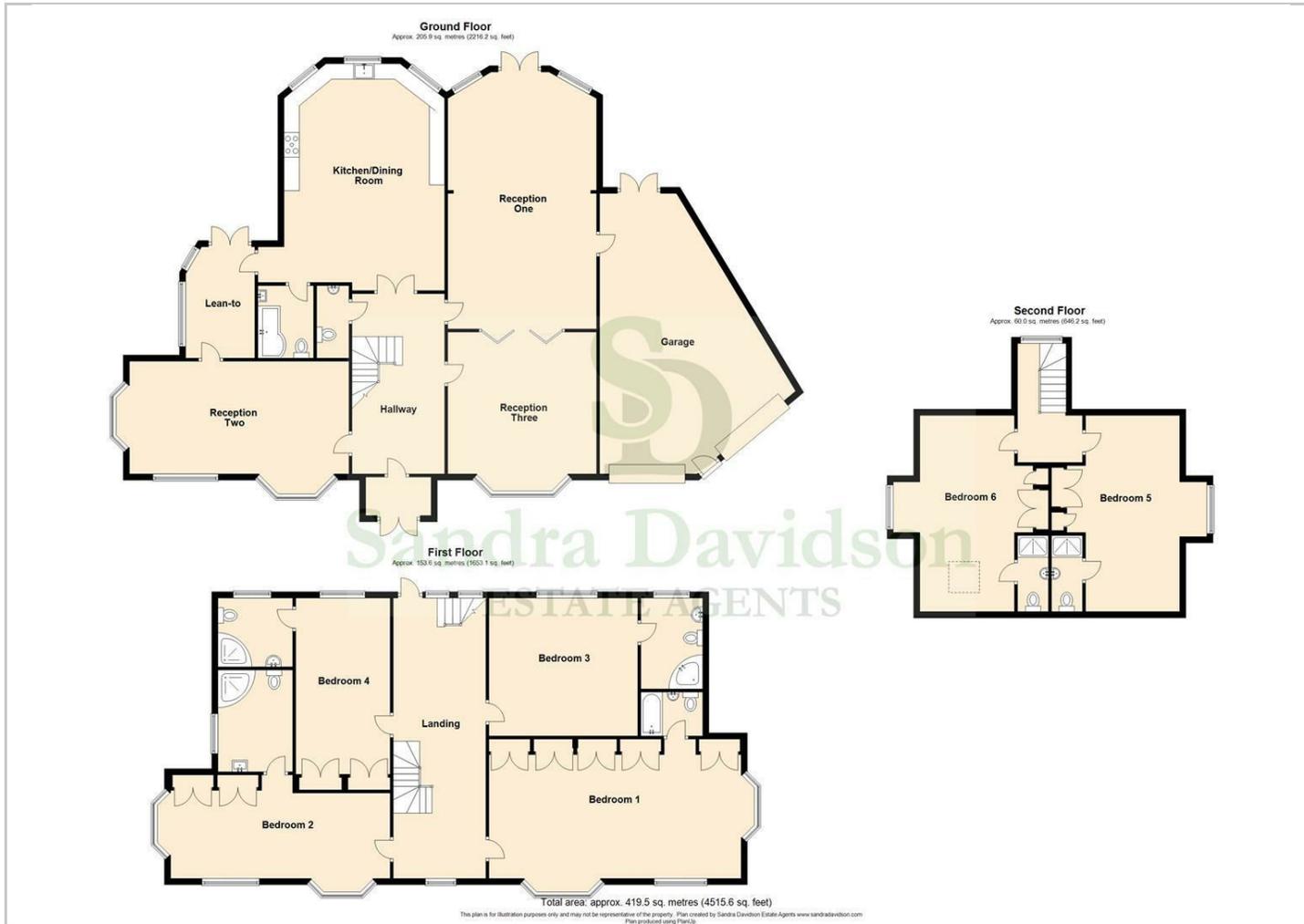
BEDROOM TWO	23'5" x 10'11" (7.16m x 3.33m)
BEDROOM TWO EN-SUITE	9'10" x 7'11" (3.00m x 2.43m)
BEDROOM THREE	15'11" x 14'5" (4.86m x 4.40m)
BEDROOM THREE EN-SUITE	9'8" x 6'6" (2.97m x 1.99m)
BEDROOM FOUR	19'0" x 10'0" (5.81m x 3.07m)
BEDROOM FOUR EN-SUITE	7'11" x 7'3" (2.43m x 2.22m)
STAIRS TO SECOND FLOOR	
BEDROOM FIVE	20'9" x 10'1" (6.35m x 3.08m)
BEDROOM FIVE EN-SUITE	7'11" x 3'2" (2.43m x 0.98m)
BEDROOM SIX	20'9" x 10'1" (6.35m x 3.08m)
BEDROOM SIX EN-SUITE	7'11" x 3'2" (2.43m x 0.98m)
EXTERIOR	
OUTBUILDINGS	
AGENTS NOTES	

Directions

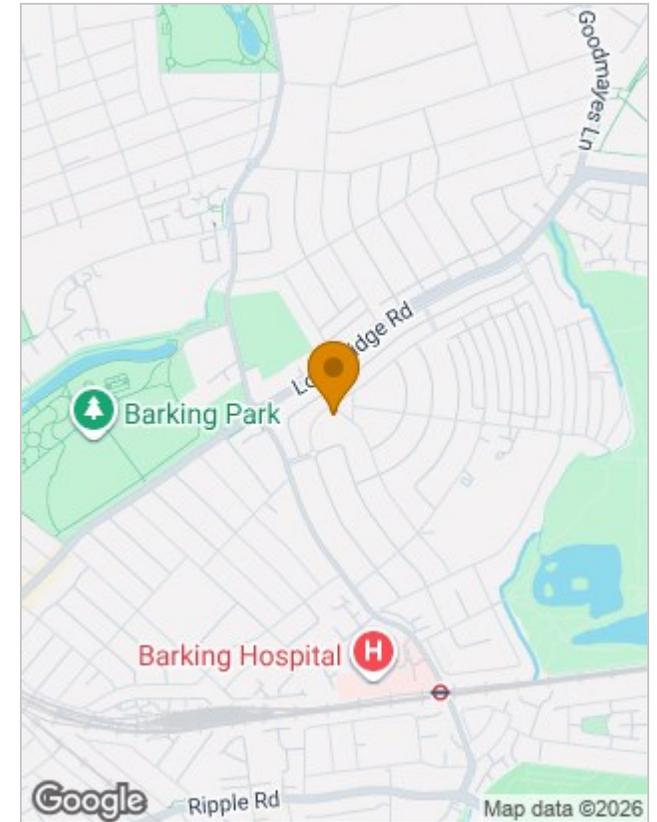




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Viewing

Please contact our Seven Kings Sales Office on 020 8597 7372 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.